



KINGSWAY, KEARSLEY, BL4 8LE



- No onward chain
- Semi detached home
- Three bedrooms
- In need of modernisation
- Front and rear gardens
- Driveway parking
- Sunshine lounge
- Close to amenities and commuter



Offers in the Region Of £165,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

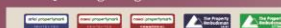
BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this semi detached home located in Kearsley. The property is ideally situated close to many local amenities, schools and has good access to commuter links such as Kearsley train station, St. Peters Way and the M62 motorway network. Internally the property does require modernisation and our client has told us that the property will need a new boiler. This semi detached home comprises an entrance hallway, sunshine lounge and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. Externally there are double gates leading to driveway parking and also a separate gate to a block paved path which leads to the front door. Also to the front of the property there is a lawned garden which has borders surrounding. To the rear of the property there is a low maintenance flagged rear garden with borders to one side and space for a shed at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, double glazed window to the front, under stairs storage, stairs to the first floor.

Lounge: 17' 11" x 10' 8" (5.45m x 3.24m) Radiator, feature brick fireplace, ceiling light point, dual aspect double glazed windows to the front and the rear.

Kitchen: 9' 10" x 9' 8" (2.99m x 2.94m) Double glazed window to the rear, door to the rear, fitted wall and base units with space for a gas cooker, fridge freezer, washing machine, stainless steel sink with mixer tap and drainer, ceiling light point, tiled splashback to the walls.

Landing: Ceiling light point, loft access.

Bedroom 1: 10' 7" x 10' 3" (3.23m x 3.13m) Double glazed window to the rear, ceiling light point, radiator, wall mounted boiler.

Bedroom 2: 9' 11" x 8' 2" (3.02m x 2.49m) Ceiling light point, double glazed window to the rear, fitted wardrobes.

Bedroom 3: 10' 8" x 7' 3" (3.24m x 2.22m) Double glazed window to the front, ceiling point.

Bathroom: 9' 10" x 4' 6" (3.00m x 1.37m) Ceiling light point, double glazed window to the front, three-piece suite incorporating a WC, wash hand basin, panel bath with shower above, radiator.

Externally: To the front of the property there are double gates leading to driveway parking and also a separate gate to a block paved path which leads to the front door. Also to the front of property, there is a lawned garden which has borders surrounding. To the rear of the property there is a low maintenance flagged garden with borders to one side and space for a shed at the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all

interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

